



July 11, 2013

## **NOTICE OF APPLICATION**

### **Cougar Mountain Zoo** **Application No. ASDP13-00010**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on a Administrative Site Development Permit (Level 2 Review) application for the following project:

**Project Description:** Cougar Mountain Zoo: Lemur Cage: An Administrative Site Development Permit application has been submitted by Merrill Design, Inc., requesting approval to allow for the construction of a new lemur cage that will provide both indoor and outdoor space to improve animal safety, hygiene and living conditions. The lemur cage building dimensions are 85'- 4" by 30'-8" (2,617 sq. ft.) and 12'-1" high. See attached drawings.

The zoning of the property is SF-E (Single Family Estates) and the SF-E zone allows zoological parks. The zoo already exists and the application is for a new building within the zoo.

The review of the Administrative Site Development Permit is administrative and there will not be a public meeting or public hearing.

**Location:** The project is located at 19525 SE 54<sup>th</sup> Street in the Montreux subarea. See attached vicinity map.

**Date of Application:** June 20, 2013

**Application Complete:** July 1, 2013

**Permits Required:** Administrative Site Development Permit, Construction permits

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written

comments in response to this notice within 14 days or by **5:00 PM on Thursday, July 25, 2013** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to [jerryl@issaquahwa.gov](mailto:jerryl@issaquahwa.gov)

Next Step:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at [jerryl@issaquahwa.gov](mailto:jerryl@issaquahwa.gov) with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind  
Senior Planner

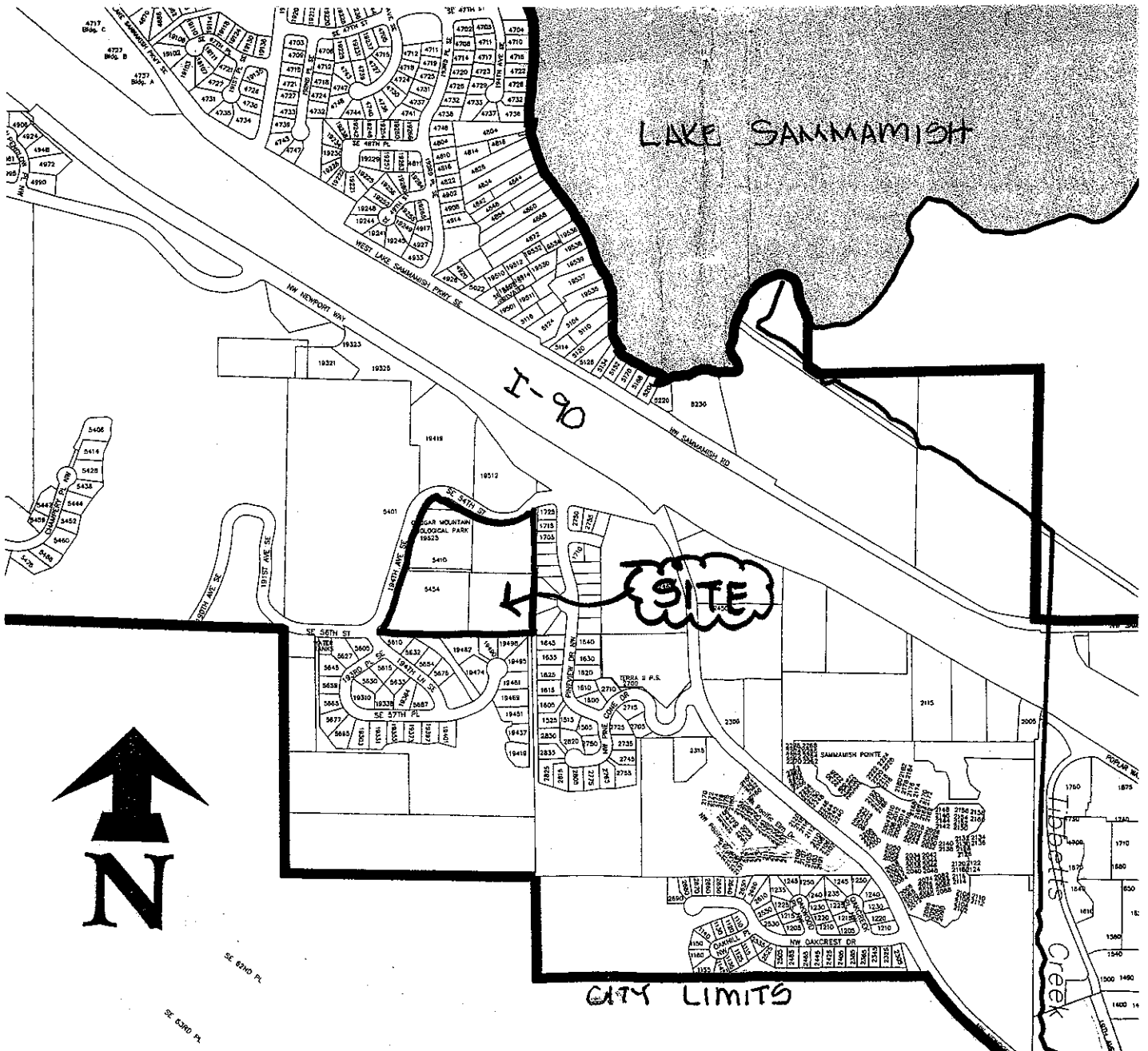
JL/jl

Attachments (6): vicinity map, narrative, site plan, enlarge site plan, floor plan, elevations

cc: John Minato, DSD Director  
David Favour, DSD Deputy Manager  
Lucy Sloman, Land Development Manager  
Jim Merrill, Merrill Design Inc., 485 Rainier Blvd North, Suite 202, Issaquah, WA 98027  
Peter Rittler, Cougar Mt. Zoological Park, 19525 SE 54<sup>th</sup> St., Issaquah, WA 98027  
File Copy, ASDP13-00010

ASDP13-00010 Cougar Mt. Zoo, Notice of Application 3-11-13

**VICINITY MAP**  
**Cougar Mountain Zoological Park**  
**19525 SE 54<sup>th</sup> Street, Issaquah, WA**



RECEIVED

JUN 20 2013

City of Issaquah

Jun 17, 2013

## COUGAR MOUNTAIN ZOO

### LEMUR CAGE NARRATIVE

Currently some of the Lemur's at the Cougar Mountain Zoo live completely inside a wood frame structure. The new Lemur Cage will provide the animals with both indoor and outdoor space, and will improve animal safety, hygiene, and living conditions.

There will be no visitor entry into either the indoor cage or outdoor cage enclosures. Visitor viewing will be from outside the entire structure. Likewise, the covered walk on the South side of the cage will be for zoo keeper use only, and is gated at each end. This cage is not located in the portion of the zoo that is typically open to the public, therefore visitor viewing will be limited to groups accompanied by a zoo keeper.

This building will not have any electrical, plumbing, or mechanical systems, it is purely a cage.

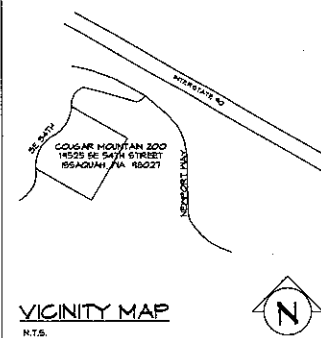
The outdoor cage will have a dirt floor, and therefore is pervious space.

Please contact Jim Merrill at (425) 557 3774 [jim@merrilldesign.net](mailto:jim@merrilldesign.net) if you have any questions.

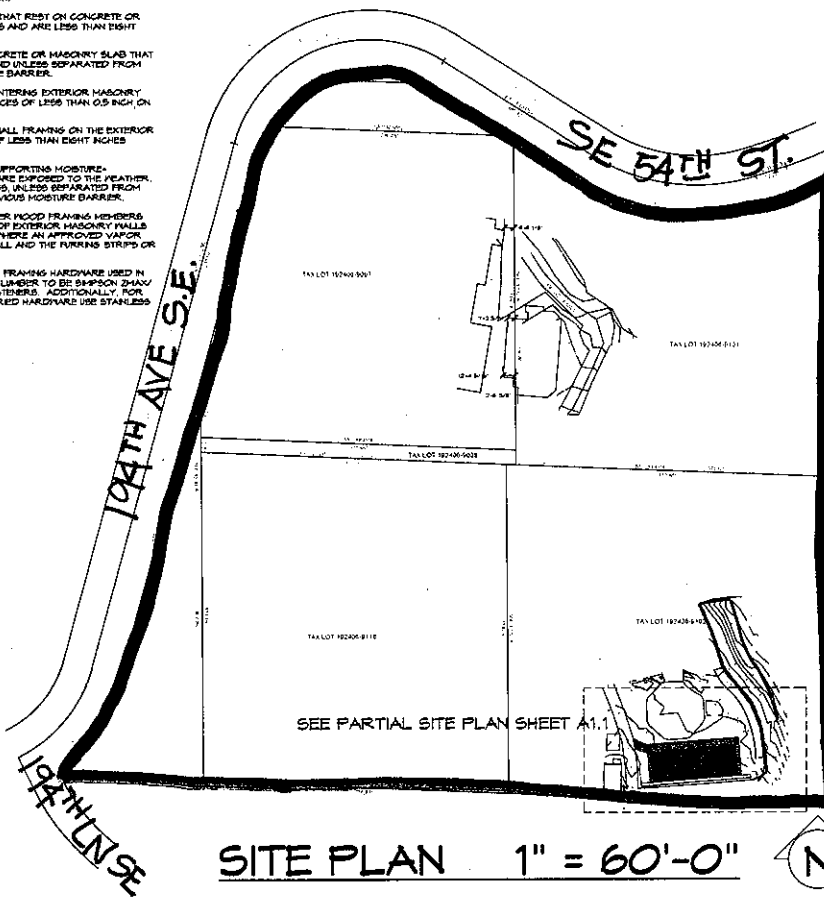
## GENERAL NOTES

- 1.01. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2004 INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON STATE AMENDMENTS.
- 1.11. THE CONTRACTOR SHALL INFORM THE BUILDING DEPARTMENT AND INSPECTION AGENCIES WITH INSPECTIONS OR TESTS ARE REQUIRED TO CONFORM WITH BUILDING CODE REQUIREMENTS.
- 1.12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EACH SUBCONTRACTOR TO REVIEW, UNDERSTAND, AND COORDINATE THEIR WORK WITH APPLICABLE CODES, ORDINANCES, REGULATIONS, AND THESE DRAWINGS PRIOR TO INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE DRAWINGS AND CODES, ORDINANCES, AND REGULATIONS SHALL BE BROUGHT TO MERRILL DESIGN FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
- 1.13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FOLLOWING THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR HANDLING AND INSTALLATION OF ALL PRODUCTS USED IN THIS PROJECT. IF A DISCREPANCY EXISTS BETWEEN THE INFORMATION ON THIS PLAN AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, CONTACT MERRILL DESIGN.
- 1.14. THE CONTRACTOR SHALL USE THE SHIMPOON C-2015 CATALOG IN CONJUNCTION WITH THESE PLANS TO HAVE CERTAIN THE INSTALLATION AND FASTENINGS FOR ALL SPECIFIED SHIMPOON HARDWARE ARE PER THE MANUFACTURER'S SPECIFICATIONS. SHIMPOON 500-50-50-50.
- 1.15. WORKER SAFETY ON THIS PROJECT DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. FURTHER, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ENGINEERING, AND IMPLEMENTATION OF SHORING TO PROTECT WORKERS FROM CAVE IN; TEMPORARY STRUCTURAL SHORING AND BRACKS TO HOLD MEMBERS UP, DOWN OR INTO PLACE; SAFETY MEASURES FOR USE OF EQUIPMENT; FALL PROTECTION MEASURES INCLUDING USE OF PERMANENT GUARD RAILS, ANCHORS, AND SCAFFOLDING; AND ALL OTHER SAFETY PRECAUTIONS AS PRESCRIBED BY THE LAWS OF WASHINGTON STATE AND BY THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- 1.16. THE CONTRACTOR SHALL OBTAIN, READ, AND KEEP ON THE JOBSITE MATERIAL SAFETY DATA SHEETS (MSDS) AS IS REQUIRED BY OSHA REGULATION. LIKEWISE THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL REQUIRED SAFETY MEASURES TO KEEP THE WORKERS SAFE WHILE HANDLING OR STORING THESE MATERIALS DURING CONSTRUCTION.
- 1.17. THE CONTRACTOR IS RESPONSIBLE TO MAKE CERTAIN THAT ALL WORKERS ON THIS PROJECT ARE COVERED AT ALL TIMES BY THE WASHINGTON STATE INDUSTRIAL RISKANCE PROGRAM OR ARE PRINCIPALS IN A WASHINGTON STATE REGISTERED AND BONDED CONTRACTING COMPANY. CONTACT THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES FOR INFORMATION ON ALL SAFETY RULES THAT MUST BE FOLLOWED DURING CONSTRUCTION OF THIS PROJECT AT (425) 950-1402.
- 1.18. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL TEMPORARY MEASURES REQUIRED TO SECURE, WEATHER PROOF AND DUST PROOF THE WORK AND ANY EXISTING STRUCTURE(S) WHICH ARE EFFECTED BY THE WORK.
- 1.19. IN THE EVENT THE PROPERTY OWNER OR ANY AGENT OF THE PROPERTY OWNER ASSUMES ANY RESPONSIBILITIES NORMALLY UNDERTAKEN BY A CONTRACTOR IN THE COURSE OF CONSTRUCTION OF THIS PROJECT, THE PROPERTY OWNER, OR HIS AGENT SHALL FOLLOW ALL RULES, REGULATIONS, AND PRACTICES AS WOULD BE REQUIRED OF A LICENSED GENERAL CONTRACTOR.
- 1.24. MERRILL DESIGN IS NOT RESPONSIBLE AND HUMAN ERROR MAY OCCUR. MERRILL DESIGN SHALL RE-DESIGN THE PLANS AS REQUIRED AT NO COST IF A DESIGN ERROR OR OMISSION OCCURS. THIS SHALL BE THE LIMIT OF THE LIABILITY OF MERRILL DESIGN, INC. OR ANY OF ITS PRINCIPALS OR EMPLOYEES, TO REPAIR DAMAGES CAUSED BY ANY SUCH ERROR OR OMISSION.

- 5.11. SPECIFICATIONS, CONSTRUCTION, FASTENINGS, AND ASSEMBLIES OF ALL STRUCTURAL ELEMENTS SHALL BE CONTROLLED BY DOCUMENTS PROVIDED BY THE STRUCTURAL ENGINEER. ALL DIMENSIONS (OTHER THAN MEMBER SIZES) AND ALL ARCHITECTURAL DETAILS AND FINISHES SHALL BE CONTROLLED BY DOCUMENTS PROVIDED BY MERRILL DESIGN. IF A DISCREPANCY BETWEEN DOCUMENTS PROVIDED BY MERRILL DESIGN AND DOCUMENTS PROVIDED BY THE STRUCTURAL ENGINEER OCCURS, CONTACT MERRILL DESIGN OR THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- 5.12. THE CONTRACTOR SHALL CONSULT MERRILL DESIGN OR STRUCTURAL ENGINEER BEFORE ANY FRAMING MODIFICATIONS, INCLUDING BUT NOT LIMITED TO WALL PENETRATIONS AND CUTTING OR DRILLING OF BEAMS.
- 5.15. THE CONTRACTOR IS ENCOURAGED TO RECYCLE ALL MATERIALS POSSIBLE.
- 5.21. IF GROUND WATER IS ENCOUNTERED DURING EXCAVATION, CONTACT MERRILL DESIGN OR A SOIL ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION OF THE FOUNDATION.
- 5.25. THE EMBEDDED PORTIONS OF ALL HOLD-DOWNS SHALL BE IN PLACE AT FOUNDATION INSPECTION AND SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. LOCATION OF HOLD DOWNS MUST BE CAREFULLY DETERMINED AND MUST ALIGN WITH THE CORRESPONDING FRAMING MEMBERS ABOVE. LOCATION AND INSTALLATION PER MANUFACTURER'S SPECIFICATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5.41. USE PRESSURE TREATED WOOD IN THE FOLLOWING LOCATIONS:
  - A). WHEN WOOD JOIST OR STRUCTURAL FLOORS WITHOUT JOISTS ARE LOCATED CLOSER THAN 18 INCHES TO WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWLSPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
  - B). ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN EIGHT INCHES FROM EXPOSED GROUND.
  - C). SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
  - D). THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH ON THE TOP, SIDES, AND ENDS.
  - E). WOOD SIDING, SHEATHINGS, AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN EIGHT INCHES FROM THE GROUND.
  - F). WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS RETAINED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
  - G). WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE BELONG SPACE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS (SECTION 5.01).
- 5.45. ALL JOIST HANGERS AND OTHER FRAMING HARDWARE USED IN CONJUNCTION WITH PRESSURE TREATED LUMBER TO BE SHIMPOON ZHAW HD6 WITH HOT DIPPED GALVANIZED FASTENERS. ADDITIONALLY, FOR HIGH EXPOSURE SITUATIONS OR FOR BURIED HARDWARE USE STAINLESS STEEL HARDWARE & FASTENERS.



VICINITY MAP  
N.T.S.



SEE PARTIAL SITE PLAN SHEET A1.1

SITE PLAN 1" = 60'-0"

## DESCRIPTION OF WORK

CONSTRUCT INDOOR / OUTDOOR LEMUR CAGE

THE BUILDING IS UN-CONDITIONED  
WITH NO ELECTRICITY

## SITE INFORMATION

PARCEL # 192405 9102  
ZONING  
MEN IMPERVIOUS AREA 1845 SQ FT  
ROOF 1040 SQ FT  
TOTAL MEN IMPERVIOUS 2885 SQ FT

## BUILDING INFORMATION

CONSTRUCTION V-B  
LEARN CASE  
INDOOR CASE & COVERED WALK 1254 SQ FT  
OUTDOOR CASE 1234 SQ FT  
TOTAL 2478 SQ FT

## OCCUPANCY

ANIMAL CASE B/S-1

## CODE

2004 International Building Code - IBC 51-50  
2004 International Residential Code - IRC 51-51  
2004 International Mechanical Code - IMC 51-52  
2004 National Fuel Gas Code (NFPA 54) - IBC 51-52  
2008 Liquefied Petroleum Gas Code (NFPA 58) - IBC 51-52  
2004 International Fuel Gas Code - IBC 51-52  
2004 Uniform Plumbing Code - UPC 51-53 and IBC 51-57  
2004 Washington State Energy Code.

## SUBMITTALS AND RESPONSES

DATE	TYPE OF SUBMITTAL	STATUS

## DESIGN TEAM

ARCHITECTURAL MERRILL DESIGN, INC.  
JIM MERRILL  
485 RAINIER BLVD N, ISSAQUAH, WA 98027  
(425) 551-3714  
jim@merrilldesign.net

STRUCTURAL HODGE ENGINEERING  
JOHN HODGE  
2615 JAWN AVE NW 616 HARBOR, WA 98335  
(253) 851-1055  
john@hodgeengineering.com

SURVEY ENCOMPASS ENGINEERING & SURVEYING  
SHUPE HOLMBERG  
165 NE JUNIPER STREET, #201  
(425) 541-5055

GEO-TECHNICAL GEOSPECTRUM CONSULTANTS, INC.  
JIM DOOLITTLE  
BOX 276, ISSAQUAH, WA 98027  
(425) 541-4226  
jim\_geospect@attmail.fm

## SHEET INDEX

A0.1 COVER SHEET  
A1.1 SITE PLAN & GENERAL NOTES  
A2.1 SURVEY  
A2.1 FLOOR PLAN  
A3.4 FOUNDATION & ROOF FRAMING PLANS  
A3.1 ELEVATIONS  
A4.1 BUILDING SECTIONS  
A4.1 BUILDING SECTIONS, DETAILS, ASSEMBLIES

S1 FOUNDATION & ROOF FRAMING ENGINEERING  
S2 LATERAL ENGINEERING  
D1 STRUCTURAL DETAILS  
N1 STRUCTURAL NOTES

## MERRILL DESIGN

485 Rainier Blvd North  
Suite 103  
Issaquah, WA 98027  
(425) 551-3714  
jim@merrilldesign.net

## LEMUR CAGE

## COUGAR MOUNTAIN ZOO

18525 SE 54TH STREET  
ISSAQUAH, WA 98027

## STAMP

## AUTHORIZED USE:

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IN THE PROJECT ONLY. IT  
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OTHER PURPOSE WITHOUT THE  
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ADAPTATION BY MERRILL DESIGN.

## PERMIT AGENCY

CITY OF ISSAQUAH  
ISSUED FOR PERMIT  
0-11-2018

## REVISIONS

DATE  
PURPOSE

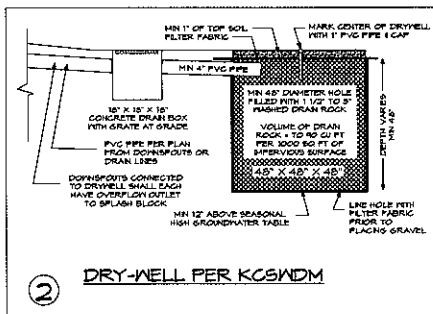
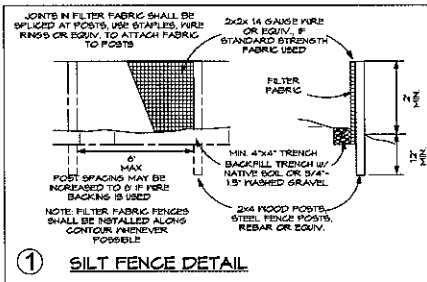
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COVER SHEET

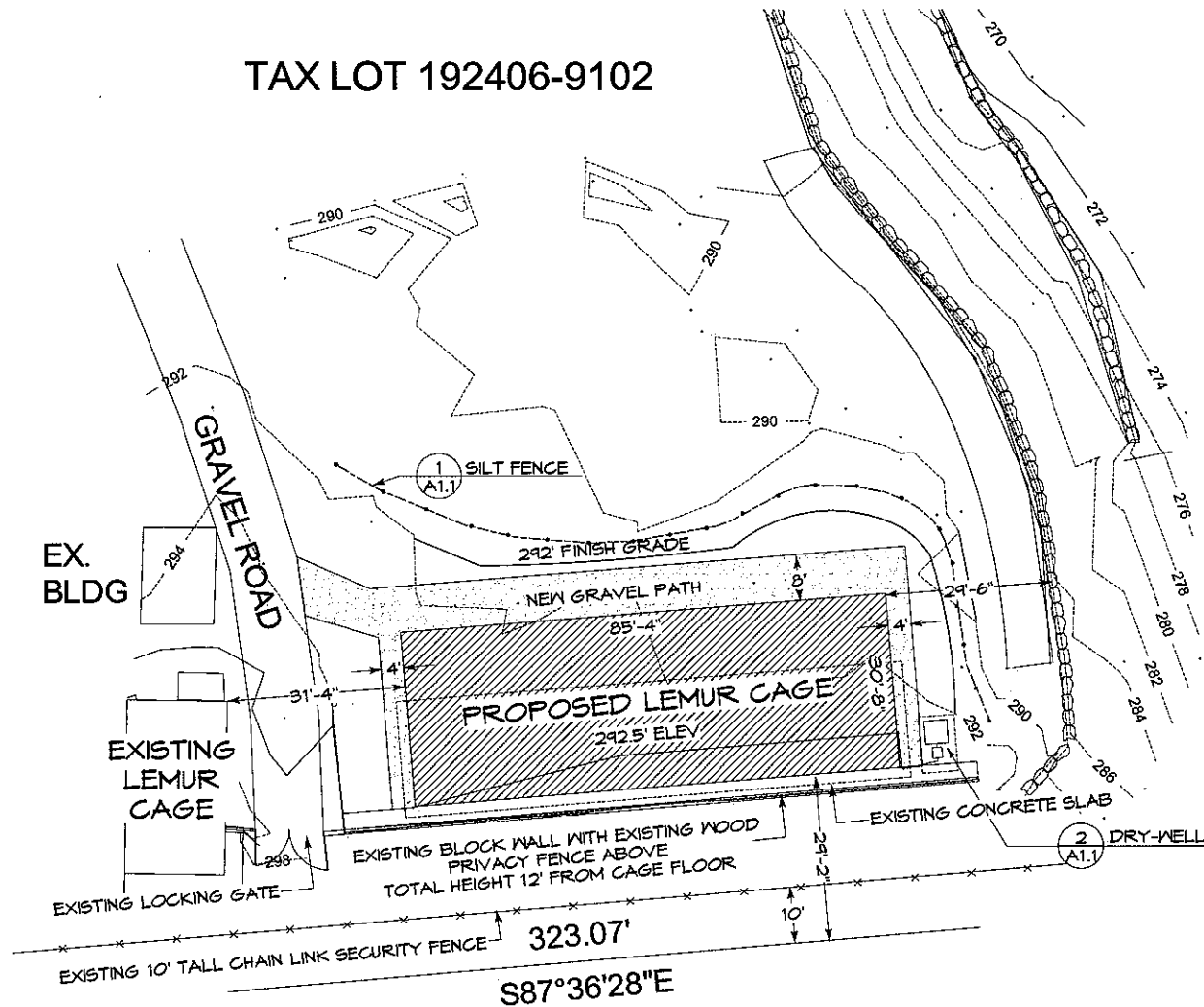
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A0.1

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TAX LOT 192406-9102



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City of Issaquah

CALL BEFORE YOU DIG  
1-800-424-5555  
FOR FIELD LOCATION OF  
UNDERGROUND UTILITIES

PARTIAL SITE PLAN 1" = 10'-0"



MERRILL  
DESIGN

488 Rainier Blvd North  
Suite 105  
Issaquah, WA 98027  
(425) 551-5714  
jim@merrilldesign.net

LEMUR CAGE

COUGAR  
MOUNTAIN  
ZOO

1825 SE 54TH STREET  
ISSAQUAH, WA 98027

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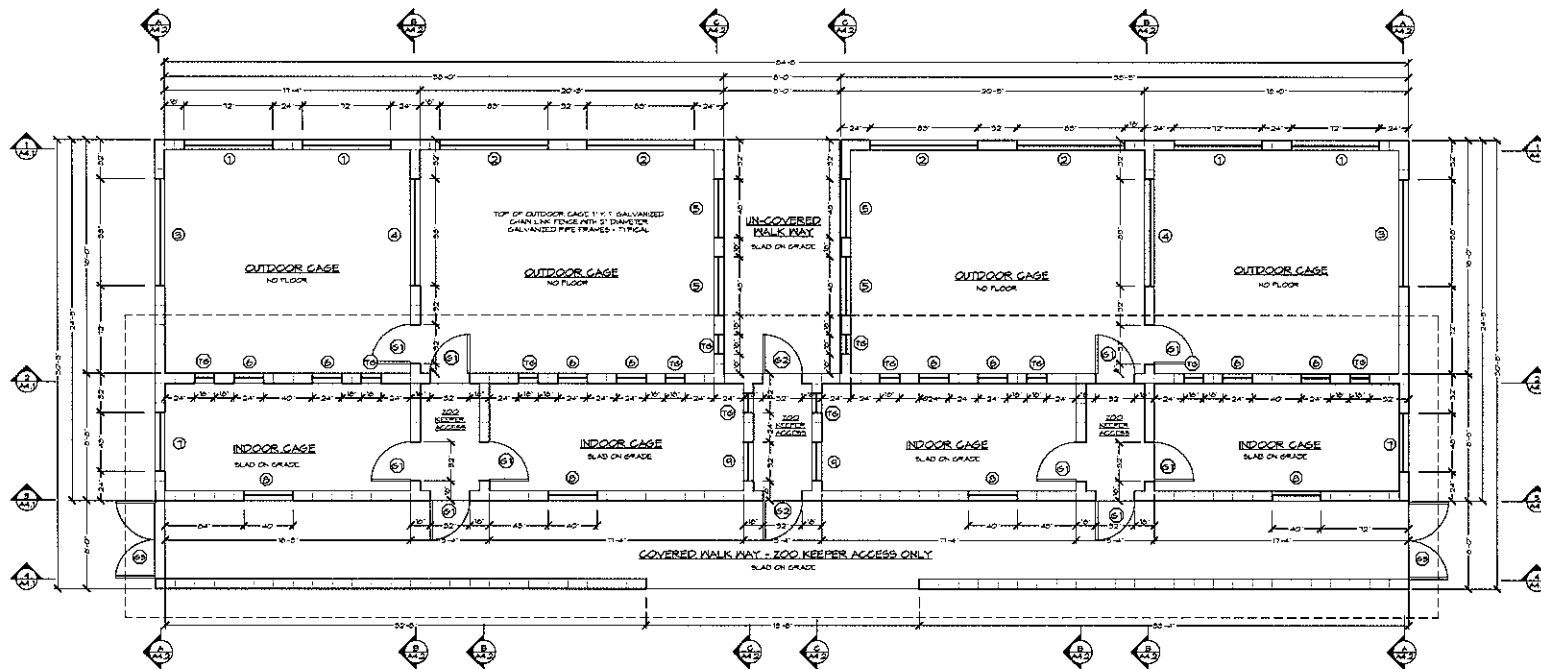
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CITY OF ISSAQUAH  
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6-11-2013

REVISIONS  
DATE  
PURPOSE

SHEET TITLE  
SITE PLAN

SHEET NUMBER

A1.1



#### WALL OPENING LEGEND

- CAGE OPENINGS**  
ALL OPENINGS TO BE COVERED WITH 1\"/>
  - ① 12' x 8.5' OPENING
  - ② 85' x 50' OPENING
  - ③ 85' x 45' OPENING
  - ④ 85' x 50' OPENING
  - ⑤ 45' x 12' OPENING
  - ⑥ 34' x 84' OPENING
  - ⑦ 45' x 45' OPENING
  - ⑧ 40' x 45' OPENING
  - ⑨ 32' x 52' OPENING

- CAGE GATES**  
ALL GATES TO BE 1\"/>
  - ⑩ 32' x 80' GATE WITH 8' HIGH BULL
  - ⑪ 32' x 80' GATE
  - ⑫ 84\"/>

- ANIMAL TRANSFER GATES**  
⑬ 10' x 10' OPENINGS WITH METAL COLLECTING DOORS

#### FLOOR PLAN NOTES

SPECIFICATIONS, CONSTRUCTION, FASTENINGS, AND ASSEMBLIES OF ALL STRUCTURAL ELEMENTS SHALL BE CONTROLLED BY DOCUMENTS PROVIDED BY THE STRUCTURAL ENGINEER. ALL DIMENSIONS OTHER THAN INDICATED SIZES AND ALL ARCHITECTURAL DETAILS AND FINISHES SHALL BE CONTROLLED BY DOCUMENTS PROVIDED BY MERRILL DESIGN.

ALL DIMENSIONS ARE TO FACE OF BLOCK, FACE OF CONCRETE STEM WALL, OUTSIDE EDGE OF CONCRETE PLATWORK, CENTER OF POSTS AND PIERS.

DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS AS SHOWN AND ACTUAL FIELD MEASUREMENTS, NOTIFY MERRILL DESIGN OF ANY DISCREPANCIES.

**FLOOR PLAN 1/4" = 1'-0"**



## MERRILL DESIGN

485 Rainier Blvd North  
Suite 103  
Issaquah, WA 98027  
(425) 551-3714  
jim@merrilldesign.net

## LEMUR CAGE

## COUGAR MOUNTAIN ZOO

18525 SE 54TH STREET  
ISSAQUAH, WA 98027

STAMP

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**PERMIT AGENCY**  
CITY OF ISSAQUAH

**ISSUED FOR PERMIT**  
6-11-2013

**REVISIONS**  
DATE  
PURPOSE

**SHEET TITLE**  
FLOOR PLAN

**SHEET NUMBER**

**A2.1**



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# MERRILL DESIGN

488 Rainier Blvd North  
Suite 103  
Issaquah, WA 98027  
(425) 551-5714  
jim@merrilldesign.net

## LEMUR CAGE

### COUGAR MOUNTAIN ZOO

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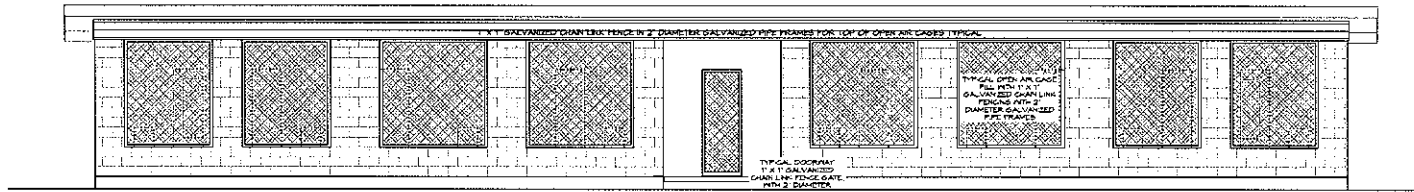
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DATE:  
PURPOSE:

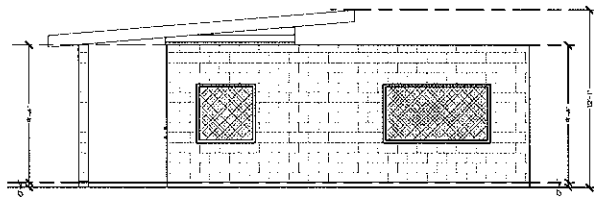
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ELEVATIONS

**SHEET NUMBER**

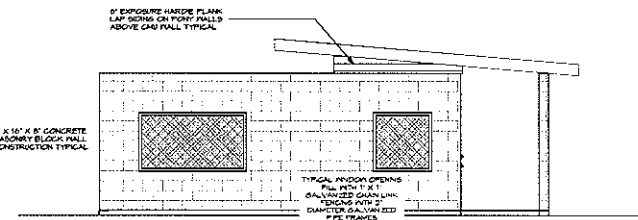
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**NORTH ELEVATION** 1/4" = 1'- 0"

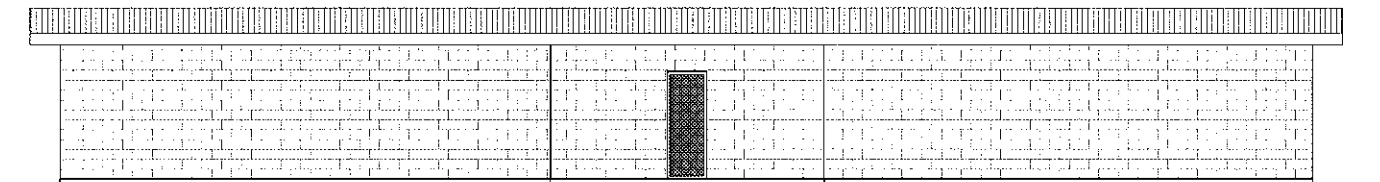


**EAST ELEVATION** 1/4" = 1'- 0"



**WEST ELEVATION** 1/4" = 1'- 0"

TAN COLORED STANDING SEAM METAL ROOF RATED FOR 1/12 PITCH OVER  
MANUFACTURER SPECIFIED BASE SHEET, WITH MATCHING FLASHINGS PER MANUFACTURER



**SOUTH ELEVATION** 1/4" = 1'- 0"

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